

SITE DATA

FLOOD LEGEND

SUBDIVISION NAME: EDGEWATER PARK PLAT BOOK: 126 PAGE: 11

THE HIGHEST CROWN OF ROAD ELEVATION WERE TAKEN FROM A CERTIFIED SURVEY PREPARED BY: ERNESTO BELTRAN PLS LIC.#: 4885

CONTROL SECTION APPROVAL: \_\_\_\_\_ (IF >2 ACRES IMPERVIOUS PLANS SHALL BE STAMP WITH THE DERM/ WATER DERM/WC- SURFACE STORMWATER PERMIT (COPY ATTACHED) \_\_\_\_\_ SF/MDM - ENVIRONMENTAL RESOURCES PERMIT (COPY ATTACHED) \_\_\_\_\_

ADDRESS	LOT	BLK	EXISTING ELEVATIONS			
			LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	CROWN OF ROAD ELEVATION
13328 SW 112TH COURT, MIAMI, FLORIDA	11	1	938 FT. NGVD	924 FT. NGVD	866 FT. NGVD	11 FT. NGVD
			FT. NGVD	FT. NGVD	FT. NGVD	FT. NGVD
			FT. NGVD	FT. NGVD	FT. NGVD	FT. NGVD

HAVE THESE SITES OR OTHER PORTIONS OF THESE PROPERTIES BEEN GRANTED A CLOMR OR FINAL LOMR? (CIRCLE ONE) YES NO LOMR#: \_\_\_\_\_

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY N/A P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCRoACHMENT OVER ADJACENT PROPERTIES.

0' - 0' = + 8.21' NGVD

ZONING LEGEND

Single Family

ZONING: R1-ZERO LOT LINE

Net Land Area 4,895 SF.

Log Coverage (everything under roof) 1,116 SF.

SETBACKS:

	REQ.	PROVIDED
FRONT	<u>25'</u>	
INTERIOR SIDE	<u>10'-0" ± 0'-0"</u>	<u>10'-0" ± 0'-0"</u>
SIDE STREET		<u>N/A</u>
REAR	<u>10'-0"</u>	<u>10'-0"</u>

Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of stormwater into lake or canal. Lot will be graded so as to prevent direct overland discharge or stormwater into adjacent property. Applicant will provide certification prior to final inspection.

ANY APPLICABLE RESOLUTIONS: N/A

NOTICE:

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County. Section 553.79(10), Florida Statutes, Effective 7/10/87.

A separate permit will be required for all driveway approaches into public right of way. Contact Public Works Department.

The height of fences, wall and hedges shall not exceed 2.5 feet in height with in 10 feet of the edge of any driveway leading to a right of way. The height of fences is being measured from grade. Grade = Elevation of public sidewalk or crown of road.

GENERAL NOTES

01. ALL WORK SHALL CONFORM WITH THE 2010 VERSION OF THE FLORIDA RESIDENTIAL BUILDING CODE (FREC), FLORIDA MECHANICAL, ELECTRICAL AND ENERGY CODES, OSHA, INDUSTRY STANDARDS, MANUFACTURER'S SPECIFICATIONS, ZONING AND ANY OTHER LOCAL ORDINANCES.
02. DO NOT SCALE DRAWINGS, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
03. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.
04. ALL FIXTURES, FINISHES, COLORS AND MATERIALS NOT SPECIFIED IN THIS DRAWINGS SHALL BE SELECTED BY THE OWNER. THE ARCHITECT, IF REQUESTED BY THE OWNER, WILL ASSIST IN SELECTING THE ABOVE STATED ITEMS ON AN ADDITIONAL SERVICE BASIS. CONTRACTOR MUST SUBMIT SAMPLES OF ALL FINISHES FOR ARCHITECT'S APPROVAL.
05. BIDDER MUST REVIEW THE CONSTRUCTION DOCUMENTS WITH THE ARCHITECT PRIOR TO BIDDING WORK. ON-SITE VERIFICATION OF ALL CONDITIONS SHALL BE HIS RESPONSIBILITY. ARCHITECT SHALL ASSUME NO RESPONSIBILITY WHEN BIDDER HAS NOT VIEWED THE NATURE OF THE WORK. IF DOUBT EXIST IN THE MIND OF THE BIDDER AS TO THE TRUE MEANING OF ANY PART OF THE CONTRACT DOCUMENTS AND/OR ON-SITE CONDITIONS, HE/SHE MUST REQUEST CLARIFICATION IN WRITING. ARCHITECT AND HIS ENGINEERS SHALL RESPOND TO ANY INQUIRY IN LETTER FORM WITHIN 1 WORKING DAYS.
06. SURVEY OF EXISTING PROPERTY PROVIDED BY OWNER. PROPERTY DIMENSIONS TO BE VERIFIED BY CONTRACTOR ON SITE. NOTIFIED ARCHITECT IN WRITING IF ANY DISCREPANCIES ARE FOUND.

01. ALL SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY ARCHITECT.
02. CONTRACTOR SHALL PAY ALL APPLICABLE BOND, IMPACT, PERMIT, SHOP DRAWING REVIEW AND RE-INSPECTION FEES AND ANY AFFLIGABLE TAX AND/OR SALES TAXES.
03. GENERAL CONTRACTOR SHALL BE BONDED FOR THE FULL AMOUNT OF THE JOB AND SUBMIT EVIDENCE OF SUCH TO THE OWNER.
10. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS MUST HAVE PROPER EVIDENCE OF LIABILITY INSURANCE, LOCAL AND/OR STATE LICENSES UNLESS OTHERWISE NOTED.
11. CONTRACTOR AND ALL SUBCONTRACTORS SHALL HOLD HARMLESS THE OWNER, ARCHITECT AND HIS CONSULTANTS FOR ANY PERSONAL INJURY OR DAMAGE TO THE JOB AND/OR TO ADJACENT PROPERTIES, AND FOR WORK NOT PROPERLY INSPECTED.
12. COMMENCEMENT OF WORK BY ONE TRADE OR SUBCONTRACTOR OVER THE EXISTG FINISHED WORK OF A PREVIOUS TRADE OR SUB-CONTRACTOR SHALL CONSTITUTE UNCONDITIONAL ACCEPTANCE OF THE PREVIOUS WORK BY THE NEW TRADE OR SUBCONTRACTOR.
13. CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION ON A WEEKLY BASIS. THEY SHALL BE RESPONSIBLE FOR ANY LOSS AND/OR DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION AND IT IS TO BE CORRECTED AND/OR REPLACED AT THEIR OWN EXPENSE.
14. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR AND/OR SUB-CONTRACTOR IN WRITING FOR ONE (1) YEAR AGAINST FAULTY MATERIAL AND/OR POOR WORKMANSHIP.

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- M-2 MECHANICAL PLAN/NOTES

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- E-1 ELECTRICAL NOTES /SYMBOLS, LEGEND PANEL SCHEDULES/ RISER DIAGRAM /CALCULATIONS /ELECTRICAL PLAN /NOTES

SYMBOLS

- ELEVATION DESIGNATION
- SECTION DESIGNATION
- SHEET NUMBER
- DETAIL DESIGNATION
- ELEVATION DESIGNATION
- NOTE/ KEYNOTES
- WALL TYPES/ ELEVATION SPECS.
- WINDOW MARK
- DOOR MARK
- ELEVATION DESIGNATION
- REVISION TAG

SITE LEGEND

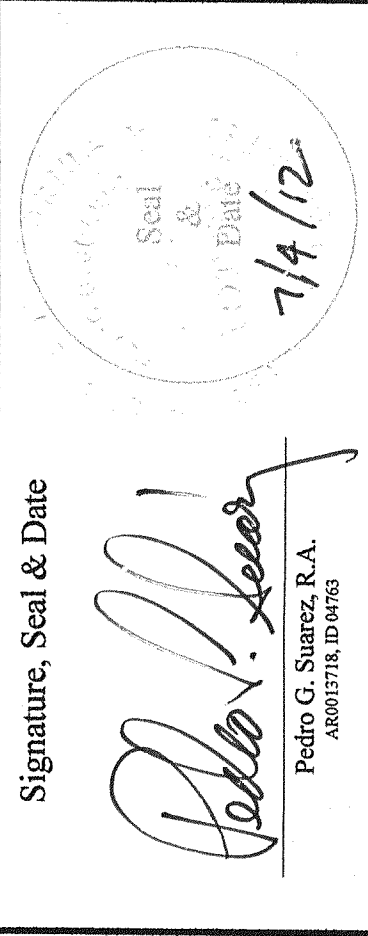
- EXISTING CONSTRUCTION TO REMAIN
- NEW SCOPE OF WORK

SITE PLAN

SCALE : 1/8" = 1'-0"

LEGAL DESCRIPTION:

LOT 13, BLOCK 20 OF "EDGEWATER PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 126 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



Note

The above drawings, designs, and ideas are the property of Pedro G. Suarez, R.A. No part thereof shall be copied, disclosed to others, or used in any way without the written consent of Pedro G. Suarez, R.A.

**PEDRO G. SUAREZ, A.I.A.**

Architecture • Interior Design • Planning

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Commission No.	DATE	BY
Drawn	AM	RS
Checked		
Revisions		
1	By	
2	By	
3	By	
4	By	
5	By	

Project Title

**RAMOS RESIDENCE**

PROPOSED ADDITION

13328 S.W. 112TH COURT  
MIAMI, FLORIDA 33176

Sheet No.

**A-1**

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